

Command= 210-

Point#, Start#-End# or G#= 1-557

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----01-09-2024-----07:59:48-----D:...\BMHOME3							
			SETHUB	1	4847.5655	6553.6505	
			SETSPK	2	5043.1979	6771.7182	TRA
			FNDIP	3	4880.2045	6437.7277	SS
			FNDIPIN	4	4755.0748	6497.7525	SS
			FNDIPIN	5	4739.9999	6483.0416	SS
			OFFSET	6	4762.3495	6483.9192	SS
			FNDIP	7	4776.2641	6487.1350	SS
			FNDIP	8	4816.5053	6558.5869	SS
			FNDIP	9	4816.4177	6558.4144	SS
			POST***	10	4761.2643	6582.2290	SS
			FNDIP***	11	4857.8222	6598.5437	TRA
			SETPK	12	4887.9806	6609.0565	SS
			CORTRIM	13	4919.1176	6572.8377	SS
			CORTRIM	14	4949.4642	6528.6532	SS
			CORDECK	15	4933.6552	6525.6136	SS
			ENDFNC	16	4922.0113	6483.5439	SS
			CORDECK	17	4908.4434	6533.4876	SS
			ENDSTPS*	18	4906.7133	6542.6065	SS
			CORFND	19	4913.1319	6549.1598	SS
			CORFND	20	4913.9216	6556.0659	SS
			CORSHED	21	4835.1783	6516.8071	SS
			CORSHED	22	4832.3855	6528.6947	SS
			CORSHED	23	4822.3767	6526.3031	SS
			ROCK/PNT	24	4761.3996	6485.0801	TRA
			FNDRRSPK	25	5008.4267	6733.3093	SS
			MH	26	4984.2198	6733.2036	SS
			ENDFNC	27	4988.8500	6741.9842	SS
			CORFNC	28	4811.9716	6779.2822	SS
			TREELN	29	4671.6296	6812.3204	SS
			TREELN	30	4562.2069	6835.1842	SS
			FNDDH	31	4440.4931	6859.1957	SS
			FNDIP*	32	5120.0330	6706.2718	SS
			FNDIP	33	5290.1030	6665.3060	SS
			FNDIP	34	5387.2249	6643.3103	SS
			SETNLPOL	35	5001.7492	6582.7403	SS
			CORFND	36	4958.5782	6557.5384	SS
			CORFND	37	4946.8175	6563.4370	SS
			CORSTEPS	38	4949.0330	6571.5070	SS
			CORLAND	39	4942.0025	6570.0877	SS

JOB #11 475FRANZOSO [557]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----	-----	-----	-----	-----	-----	-----	-----
	01-09-2024			07:59:48			D:... \BMHOME3
			CORFND	40	4919.2244	6572.5035	SS
			ENDFNC	41	4867.4217	6569.5604	SS
			CORRETWL	42	4871.6948	6572.3959	SS
			PSAIP	100	5290.1030	6665.3060	
			PSACOR	101	5008.3520	6733.9840	
			PSAHUB	102	4997.5260	6743.5150	
			PSAHUB	103	4442.9550	6859.0120	
			PSAIP	104	4509.0780	6686.4470	
			PSAIP	105	4625.1210	6656.5690	
			PSAIP	106	4857.4970	6597.8250	
			PSAHUB	107	4748.9070	6500.1420	
			PSACHERR	108	4775.4630	6486.8430	
			PSAIP	109	5325.3830	6190.5870	
			PSALOTCO	110	5181.6240	6268.0330	
			PSALOTCO	111	4591.5790	6337.8490	
			PSALOTCO	112	4688.1370	6432.2500	
			PSALOTCO	113	4755.1611	6497.7768	INT
			PSALOTCO	114	4999.0790	6733.2440	
				115	5000.0000	5000.0000	
				116	4888.3981	5027.0360	TRA
				117	4656.2354	4780.8623	TRA
				118	4760.1799	4731.4533	TRA
				119	5000.0100	5000.0003	TRA
			SETHUB	301	4847.5655	6553.6505	
			SETSPK	302	5043.1979	6771.7182	TRA
			FNDIP	303	4880.2045	6437.7277	SS
			FNDIPIN	304	4755.0748	6497.7525	SS
			FNDIPIN	305	4739.9999	6483.0416	SS
			OFFSET	306	4762.3495	6483.9192	SS
			FNDIP	307	4776.2641	6487.1350	SS
			FNDIP	308	4816.5053	6558.5869	SS
			FNDIP	309	4816.4177	6558.4144	SS
			POST***	310	4761.2643	6582.2290	SS
			FNDIP***	311	4857.8222	6598.5437	TRA
			SETPK	312	4887.9806	6609.0565	SS
			CORTRIM	313	4919.1176	6572.8377	SS
			CORTRIM	314	4949.4642	6528.6532	SS
			CORDECK	315	4933.6552	6525.6136	SS
			ENDFNC	316	4922.0113	6483.5439	SS
			CORDECK	317	4908.4434	6533.4876	SS
			ENDSTPS*	318	4906.7133	6542.6065	SS
			CORFND	319	4913.1319	6549.1598	SS
			CORFND	320	4913.9216	6556.0659	SS
			CORSHED	321	4835.1783	6516.8071	SS
			CORSHED	322	4832.3855	6528.6947	SS
			CORSHED	323	4822.3767	6526.3031	SS
			ROCK/PNT	324	4761.3996	6485.0801	TRA
			FNDRRSPK	325	5008.4267	6733.3093	SS
			MH	326	4984.2198	6733.2036	SS
			ENDFNC	327	4988.8500	6741.9842	SS
			CORFNC	328	4811.9716	6779.2822	SS
			TREELN	329	4671.6296	6812.3204	SS
			TREELN	330	4562.2069	6835.1842	SS
			FNDDH	331	4440.4931	6859.1957	SS
			FNDIP*	332	5120.0330	6706.2718	SS
			FNDIP	333	5290.1030	6665.3060	SS
			FNDIP	334	5387.2249	6643.3103	SS
			SETNLPOL	335	5001.7492	6582.7403	SS

JOB #11 475FRANZOSO [557]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----	-----	01-09-2024	-----	07:59:48	-----	-----	D:... \BMHOME3
			CORFND	336	4958.5782	6557.5384	SS
			CORFND	337	4946.8175	6563.4370	SS
			CORSTEPS	338	4949.0330	6571.5070	SS
			CORLAND	339	4942.0025	6570.0877	SS
			CORFND	340	4919.2244	6572.5035	SS
			ENDFNC	341	4867.4217	6569.5604	SS
			CORRETWL	342	4871.6948	6572.3959	SS
			PSAIP	400	5290.1030	6665.3060	
			PSACOR	401	5008.3520	6733.9840	
			PSAHUB	402	4997.5260	6743.5150	
			PSAHUB	403	4442.9550	6859.0120	
			PSAIP	404	4509.0780	6686.4470	
			PSAIP	405	4625.1210	6656.5690	
			PSAIP	406	4857.4970	6597.8250	
			PSAHUB	407	4748.9070	6500.1420	
			PSACHERR	408	4775.4630	6486.8430	
			PSAIP	409	5325.3830	6190.5870	
			PSALOTCO	410	5181.6240	6268.0330	
			PSALOTCO	411	4591.5790	6337.8490	
			PSALOTCO	412	4688.1370	6432.2500	
			PSALOTCO	413	4755.1611	6497.7768	INT
			PSALOTCO	414	4999.0790	6733.2440	
				415	5000.0000	5000.0000	
				416	4888.3981	5027.0360	TRA
				417	4656.2354	4780.8623	TRA
				418	4760.1799	4731.4533	TRA
				419	5000.0100	5000.0003	TRA

Point#, Start#-End# or G#= 4-

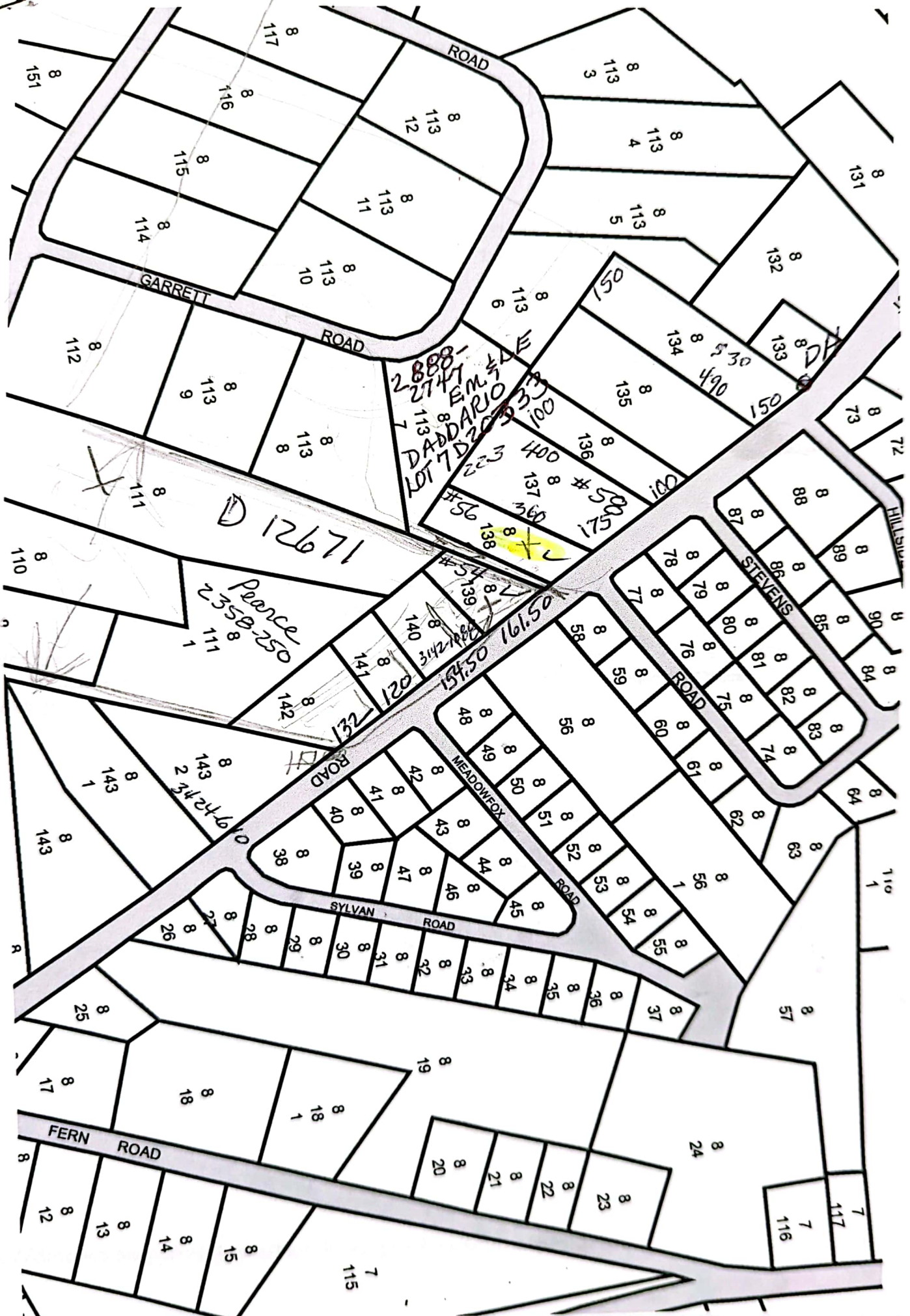
STOCKTON SERVICES
HAMPTON, NH

THE PURPOSE OF THIS PLAN IS TO CERTIFY TO EXISTING AND PROPOSED BUILDING SETBACKS FOR ZONING BOARD OF ADJUSTMENT APPLICATION ONLY. NO OTHER REPRESENTATION IS INTENDED OR IMPLIED.



LOT AREA:
36,757 SF±

OWNER OF RECORD:
MICHAEL FRANZOSO &
KAREN BACKSTROM
56 POST ROAD
NORTH HAMPTON, NH 03862
TAX MAP 8 LOT 138
ZONING CLASS: R1
RCRD 3811-1518



MBLU : 008/ 138/ 000/ / /
Location: 56 POST RD
Owner Name: FRANZOSO MICHAEL
Account Number: 003891

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	94,900	94,900
Xtra Bldg Features	0	0
Outbuildings	0	0
Land	137,000	137,000
Total:	231,900	231,900

Owner of Record

FRANZOSO MICHAEL
 BACKSTROM KARIN
 56 POST RD
 NORTH HAMPTON, NH 03862

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
FRANZOSO MICHAEL	3811/1518	8/2/2002	247,533
BUBAN CHARLES T III & JESSICA T	3493/ 430	7/28/2000	170,330

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
0.85 AC	R1	137,000	137,000

Outbuildings

Code	Description	Units	Appraised Value
No	Outbuildings		

mary

Section Detail

1
 Ranch
 Stories: 1 Story
 Roof Cover: Asph/F Gls/Cmp
 Heat Fuel: Oil
 Bedrooms: 2 Bedrooms

Model: Residential
 Exterior Wall 1: Vinyl Siding
 Interior Wall 1: Drywall/Sheet
 Heat Type: Forced Air-Duc
 Bathrooms: 1 Bathroom

Grade: Average
 Roof Structure: Gable/Hip
 Interior Floor 1: Hardwood
 AC Type: None

Building Valuation

Year Built: 1968

Extra Features

Code Description
 No Extra Building Features

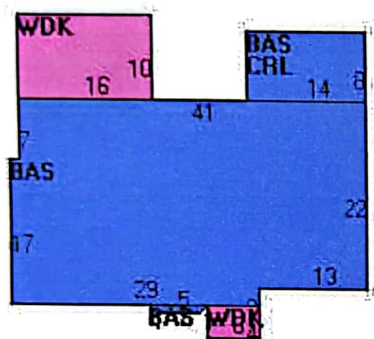
Units

Appraised Value

Building Sketch

FBM[497]

UBM[478]

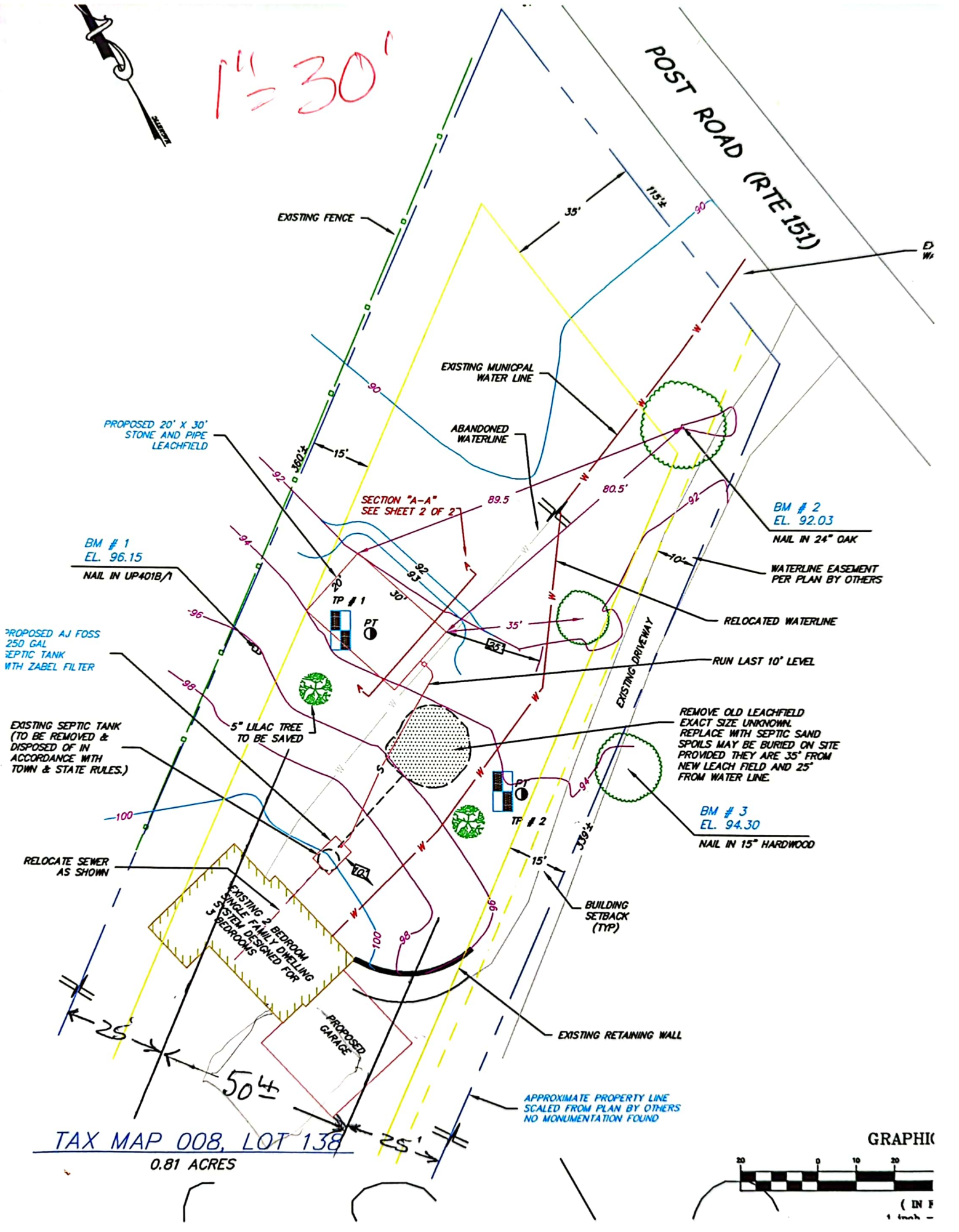


Subarea Summary

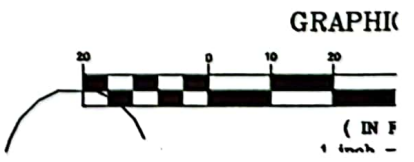
Code	Description	Gross Area	Living Area
BAS	First Floor	1093	1093
CRL	Crawl Space	112	0
FBM	Basement, Finished	497	0
UBM	Basement, Unfinished	478	0
WDL	Deck, Wood	184	0

1" = 30'

POST ROAD (RTE 151)

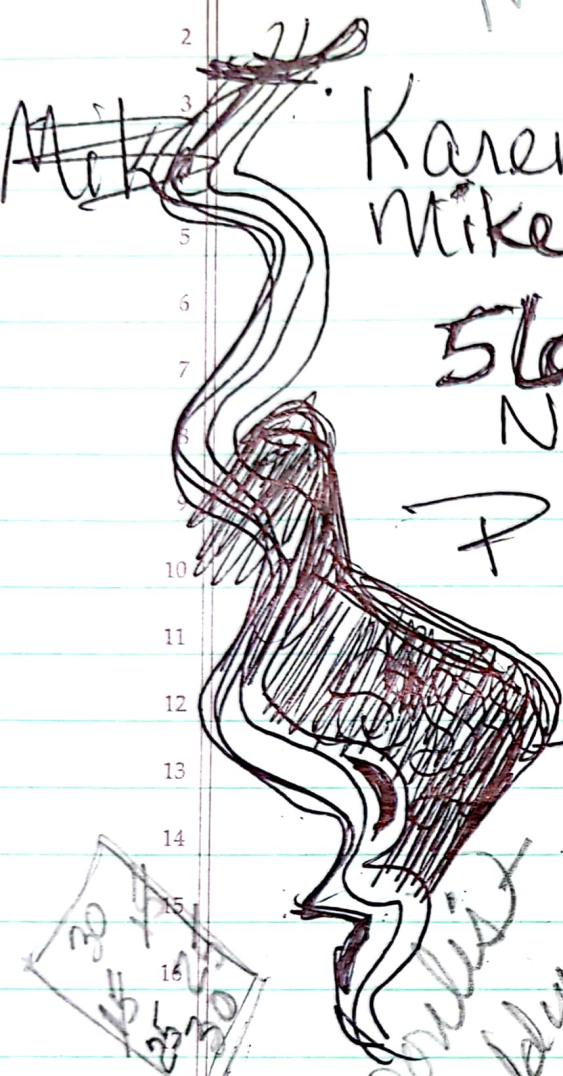


TAX MAP 008, LOT 138
0.81 ACRES



Map 8 Lot 138

somewhere
\$800 - \$1500



Karen Backstrom
Mike Franzoso

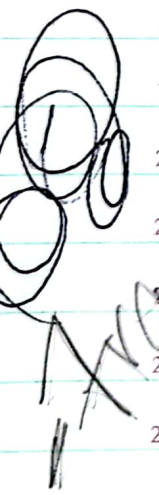
926-7795
465-8918

56 Post Road
North Hampton

Phil Backstrom
926-1042

yellow set house back after Phil's Meadowox

30
15
20
30



Alexandropoulos
- 1750 - holding 2 bedrooms

5:15
3811-1518
↑ Chas T Buban III et ux

3493-430
↑ 656 Sanborn et ux

222993-1638

↑ Stephen J King et ux

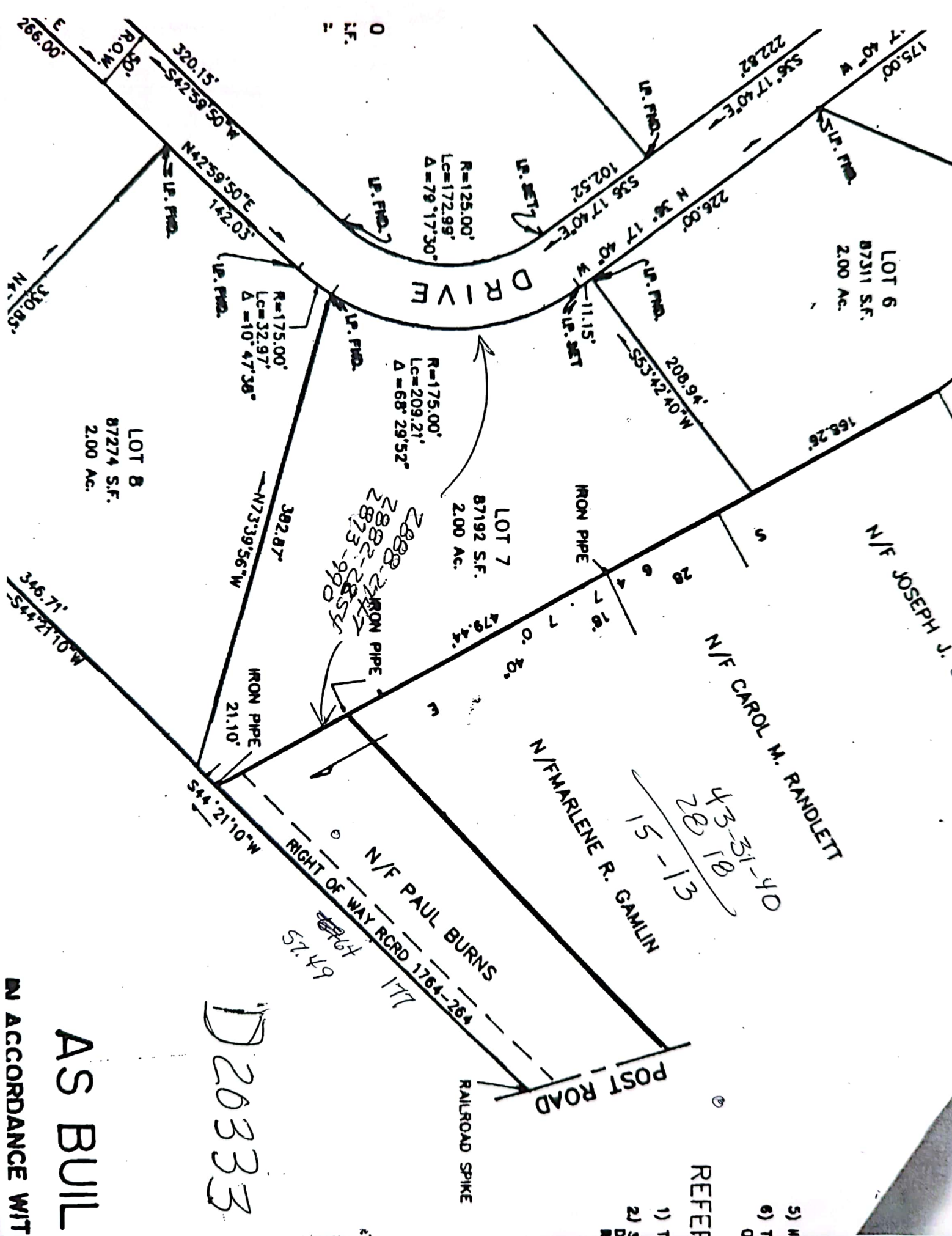
2794-177

↑ Stephen J King
2669-2623

↑ Paul F & Debra L Burns
2493-803 No R.O.W.

↑ Nick Vangel et ux
1754-261 * R.O.W. *
Russell Gott et ux

Wendell 8/31/60
R 9/1/69
P Clare 1538-351
conservator
for Valene & Warren



LOT 6
87311 S.F.
2.00 Ac.

LOT 7
87192 S.F.
2.00 Ac.

LOT 8
87274 S.F.
2.00 Ac.

2888-2 IRON PIPE
2882-2 IRON PIPE
2873-990

43-31-40
2810
15-13

D20333

AS BUL

IN ACCORDANCE WITH

REFER

- 5) M
- 6) T
- 0

- 1) T
- 2) D


[Des Home](#) | [DES Kicks Off One Stop Program](#) | [Implementation Plan](#) | [Master Query](#) | [OneStop Menu](#)
[Go Back](#)

Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404

Bernard Pelech
Wholey & Pelech
55 Congress St Ste B
Portsmouth, NH 03801-4069

April 6, 2006

Re: Franzoso/Backstrom, 56 Post Road, North Hampton

Dear Bernie:

Please find enclosed the required 11 copies of the ZBA Plan for Karen Backstrom and Mike Franzoso. I will of course welcome any corrections, comments or suggestions you come up with. I have also included a copy of the abutter's list AND those annoying mailing labels. The abutters have been checked by the Town and are current for filing. I am assuming that you want to handle the application form yourself, also that you will let me know if you need anything further from my end regarding this project.

Thanks and I will speak to you soon,

Tocky

Anne W. Bialobrzewski
Stockton Services

603 929-7404
cell 603 765-8918
stockton@ttlc.net

cc: clients

Subsurface Sites Query Results

[Questions/Comments: Subsurface Contact](#)

Location	Owner Name	Approval # and Date	Designer/Installer	Letter Dates	Work Number	Permit Type	State Subdiv Approval #	Numt of Bedro
56 POST ROAD NORTH HAMPTON	TOM BUBAN 56 POST RD NORTH HAMPTON NH 03862	CA2001037805 on 10/01/2001	Designer NH SOILS		200106697	CONSTR	PRE-67	
1								
Prev Next								

[Printable Version in Excel](#)
[Printable Version Help](#)

Total Records Returned: 1

[Return to Query](#)

The Department of Environmental Services is dedicated to making more environmental information more readily available to more people while maintaining user confidence in the information. The information is the best available according to the procedures and standards of each of the contributing programs and of this system. The different programs are regularly maintaining the information in their databases, and the system is periodically being modified to respond to user needs. As a result, the system may not always provide access to all existing information, and it may occasionally contain unintentional inaccuracies. The Department has made every effort to present the information in a clear and understandable way for a variety of users. We can not be responsible, however, for the misuse or misinterpretation of the information presented by this system.

FOR BERNIE

THIS IS A RECORD OF APPROVED
SEPTIC DESIGN FOR BACKSTROM
PROPERTY (56 POST RD NORTH HAMPTON).
THE APPROVAL EXPIRED LAST YEAR.

TOCKY

Mary Colby Chase
↑

Henry Elkins m Miriam Holt Colby 1835
b 10/21/1802 d 1/19/1871



Jeremiah Elkins 1770-1811
m Mary Batchelder 1793



Henry Elkins m Mary Moore 1757
1729 — ???
ooo



Thomas Elkins m Hannah Fogg 1711
1682-1760



= Gershom Elkins m Mary Sleeper
1641-1718 1667



Henry Elkins
1605-1610 — 1668
Came to Hampton

N/F
PARKHURST

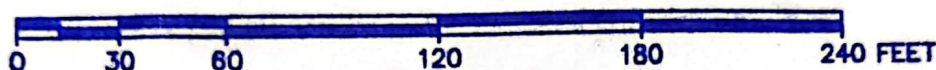
P.O. BOX 576
N.HAMPTON, NH 03862
TAX MAP 4 LOT 15

N.HAMPTON, NH 03862
TAX MAP 8 LOT 4

BARBARA J. PARKHURST
63 SOUTH ROAD
N.HAMPTON, NH 03862
TAX MAP 4 LOT 16

LOT LINE ADJUSTMENT
FOR
WILLIAM CREIGHTON
IN
NORTH HAMPTON, N.H.

SCALE: 1" = 60' AUGUST 1998



PARKER SURVEY ASSOC., INC.
13 HAMPTON RD. EXETER, N.H.

2/01D 7450

Amendatory topographic
Plan

for
Mary Ann Summons
IN
N Hampton NH

PSA Inc
Seabrook, NH
Scale 1"=60' April

PERC TEST #1

25' IN 32' PLAN#
1195B

1973
REV
Dec 1977

LOG

ONE
LEVEL
3.0'
0.0'

44.22
45.73
89.95

42-59-54
36-17-45
78-76-99
79-17-39

#10 SET HUB
4881.419
6398.292

108

WILLMCK
SET CHERRY
4775.403
6486.843

5.46 - 42 - 02 W
339.58

#118 FND IP
4857.497
6597.825

106

#11 SET HUB
4748.907
6500.142

107

4999.079
6733.244

114

102
#113 HUB
4997.526
6743.515

43560
2
87120
89893
87120
2773

58
68

37
250

#12
4607.004
6372.249

N65-39-06E
106 " 0.789

FND IP
#117 4625.127
6656.569

105

#118 FND IP
4509.078
6686.447

104

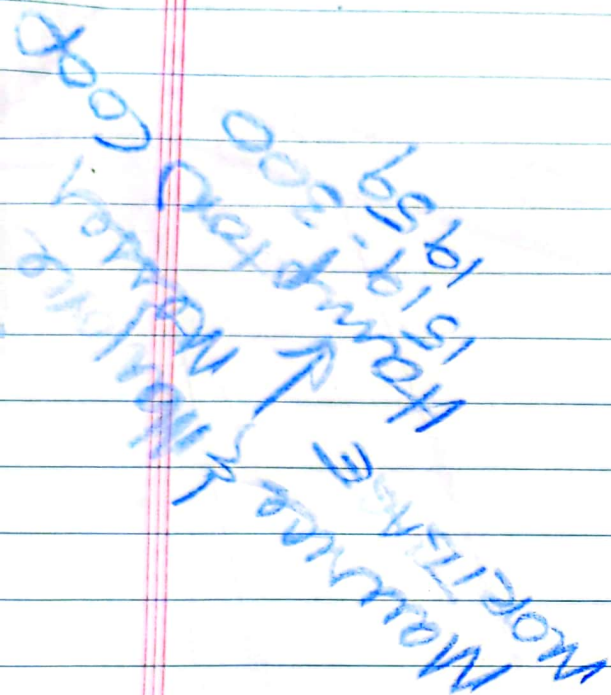
103

SET HUB
END W 2
#116 4442.955
6859.018

89-55-60
53-42-15
36-17-45

PSA
Working
DWG

NBL III, III-1



Edward Michael Daddario
Laure Elizabeth Daddario

D/R 8/28/1991

2888-2747

Lot 7 D20333

Thomas Nigrelli
Trustee Mace Rd Realty Trust

7/3/1991

2882-2254

Stephen G & Debra ~~Per~~ Perou-Hermans
Hermans

4/12/1991

↑ 2873-990

Subject to ^(pols) utility exmt
2656-052

Shawmut Bank N.H.

water pipe easement
2393-168

↑ foreclosure

2629-091

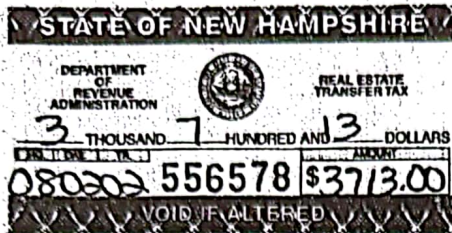
Thermo Homes

description of
Exhibit A
is same as
deed into
Thermo Homes

Think this is
owner ??
need legal opinion

16
17 23 20
14-30-05
53 15

02



[Space Above This Line For Recording Data]

Warranty Deed

We, Charles T. Buban, III and Jessica T. Buban of North Hampton, Rockingham County, New Hampshire

for consideration paid, grant to **Michael Franzoso and Karin Backstrom, as joint tenants with rights of survivorship**

of 23 Montrose, Stratham, NH 03885 with **WARRANTY COVENANTS**
(Description, and Incumbrances, if any)

A certain tract or parcel of land, with the buildings thereon, situated on the westerly side of the road leading from North Hampton to Hampton (Post Road), in the Town of North Hampton, County of Rockingham, State of New Hampshire, being more particularly described as follows:

Beginning at said road at the southeasterly corner of the described premises at land now or formerly of Martha Colby Chase; thence running in a westerly direction by said chase land to land now or formerly of Albert Pearson (said to be formerly of Chase); thence turning and running in a northerly direction by said Pearson land 115 feet; thence turning and running in an easterly direction by land now or formerly of the heirs of Robley Swanson and Natalie Swanson (this course being parallel to the first course herein described) to the said road; thence turning and running in a southerly direction by said road 115 feet to the bound begun at.

Being the same premises conveyed by deed of Joseph Gregg Sanborn and Carol Rowe Sanborn to Charles T. Buban, III and Jessica T. Buban, Recorded with the Rockingham Registry of Deeds Book 3493, Page 430.

Witness my hand this **Second day of August, 2002.**


Charles T. Buban, III


Jessica T. Buban

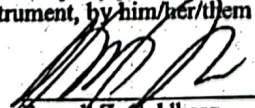
Commonwealth of Massachusetts

County of Essex,

In Peabody on the Second day of August, 2002

before me personally appeared **Charles T. Buban, III and Jessica T. Buban**

to me known and known by me to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.


Russell Z. Goldberg
03/08/08

PRINT OR TYPE NAME AND ADDRESS OF GRANTEE)



Sanborn
7/2/93 ↑ 2993-1638
Stephen J. Kungel
5/23/89 ↑ 2794-177
Stephen J. Kung
3/3/87 ↑ 2669-2622
Paul F. &
Debra L. Burns
5/29/84 ↑ 2493-803
Nick & Karlena
Vauzel
2/17/65 ↑ ~~2773~~
Gott 1754-261
(COPY)

**NO MENTION
OF ROW**

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

065882

2002 AUG -2 AM 10:45

1262-199 }
1262-201 }

PROBATE
ROBLEY
SWANTON
1952±

1001-084

William Bucker (Buecker)
~~Isabel~~ "Isaline" "

100'

15'

1262-199

1262-201

Natalie Swanton
GDN

NATALIE SWANTON GDN

estate

Robley Swanton

Robley & Natalie Swanton

d/e 7/18/42

↑

1001-084

Robert Mitchell

Roland Worden

d/e 4/29/42

↑

1001-007

L & B
7 Act ±

RD
Hamp
to
Hamp

Mary
Colby Chase

Elliott A & Mary A

Stevens

3/18/40
R 3/19/40
Mary Akmakjian

959-239 copy

Anna M Keene

Blanche T. Chaloner

3/6/34

↑

885-397

Harry C. Keene

5/17/20

↑

715-386

FINLEY LOGAN & NORA ISABELLE GIRDWOOD

11/22/1919

↑

715-324

Lewis Burton Paquin

(over)

1001-137

959-239

Lewis P Paguen
4/25/16 ↑ 707-183
Nellie L. Carter

} inheritance

Wm H Marston
12/7/1909 ↑ 647-085

Perry F. Norton
Everett H Chase
Jessie L Chase

Thomas L. Marston
3/20/1867 ↑ 416-060

James W Dearborn et ux

land | Owned by Simon Roby
dec'd

SIMON ROBIE #15017 OS

10/15/1845

Will "Simon Roby" 1840

my children David Emery

Abigail Caldwell } #1

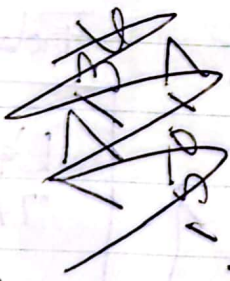
John William

Simon

Rest $\frac{1}{2}$ Residue to son

David Emery

INVY R/E #1270 INCL BLDGS



to wife
Lydia
all estate
life = exec

TEE SIMON ROBIE

~~Roby~~ Roby

copy 3^{pieces} N Hamp 1 Hampton 231-098 226-234 2 AC S/s Rocky Robey Rd
copy 4 AC 137R ~~at~~ Rocky nook shares desc

099 sketch

copy 246-293 8 AC 113R at N Hamp Rocky Nook desc

249-257 sketch

264-201 sketch

282-287 6 AC w/s Laf Rd

320-97 old swamp Hampton

314-421 1 AC marsh Hamp

314-422 sketch

249-257

↑ 1826

Joshua Lane

4 R RD
Hamp
to
Ports

LAND
3 AC 46R
N Hamp

New Cut Rd
So called

Rd near
said Robie's
barn

231-099

↑ 1821

Thomas Roby

Rd

TEE

5 AC
N Hamp

TEE

Abraham Towle

1831 ↑ 264-201

Sarah Godfrey, widow

Capt Benja
Leavitt

land
N Hamp
12 AC

Kateley
Morris
Hobbs
decd

Main
Rd Hamp
to Greenland

John
Towle

1843 ↑ 314-422

Moses Leavitt

Smith Rd

Set off
as doer
to widow
Mary
Towle

6 AC 107 R
in Little Pasture
1/2 Abraham
N Hamp Towle

Smith
Farm

Hampton
Town line

James
Leavitt
adm est.
A. Towle

4/20/21

Dow (^{Hampton} Town History) p 697 Elkins

D 12671 3123-1942
C 4225 3142-1088
D 19723 1864-578
1597-454

D 20333 2888-2747
2393-0168
2873-0990
1463-414
3142-0970
2237-1438
2184-082
1853-309
1030-392
609-478
476-252
2636-1457

D 4360
D 7546

WP (NH Wills-State papers)

Henry Roby 1686/7
Samuel Roby 1717
Gershom Elkins 1714
Jonathan Elkins 1746
Henry Elkins 1667

3811-1518
1754-261
1558-351
1485-155
959-239
707-183
416-060

1047-385
2302-180
2882-2255
2829-0090
737-394
1623-338